

## MCLEAN PLANNING COMMITTEE

### Minutes of September 17, 2009 Meeting

#### **In Attendance:**

Quorum of members present: Scott Monett, Dan DuVal, Robin Crawford, Mary Baker, Jim Peoples, Rich Salopek, Stephen Keller, Jim Turner, James Boylan, Doug Potts, Diane Schum, Ann Seaman, Maya Huber, Simon Romano. Jane Edmondson represented Supervisor Foust's office.

**The meeting was called to order at 7:30 P.M.** by Scott Monett, President.

**The Minutes of July 15, 2009 meeting were approved.**

#### **President/Executive Committee Report:**

Presentation by Alan Ward of Sasaki Planners on behalf of McLean Properties, developer of "Main Street" site:

Reviewed the results of the town hall meetings and discussed some preliminary concepts that the developer is considering. The review generally captured the essence of the town hall meetings.

Discussed his firm's qualifications.

No detailed information was given.

The developer plans to make further presentations of preliminary concepts at the October MPC meeting, present a developed plan at the November meeting and to start the zoning process in January. They plan to submit an out of turn comp plan change in Feb.

Presentation by Jack Wilbern Architect on behalf of Comparado Development concerning the mini warehouse proposed for parcel number 030204D0047. This parcel currently does not have a street address. It is on Beverly Road adjacent to the Madison Building at 1320 Old Chain Bridge Road.. The development is being proposed under a PDC rezoning by combining this property with the existing Madison Building.

A proposed site plan was shown which indicates that the proposed new building will cover almost the entire lot. It will contain approximately 60,000sq ft on 5 floors. The lot is 24,807 sq ft, The combined property under the proposed rezoning is 115,969 sq ft. The proposed new building will be 100% mini warehouse use with a management small office on Beverly. The office will be allowed to sell material such as boxes and packing. The proposed mini warehouse use exceeds the floor area allowable under PDC zoning. The Board of Supervisors will be asked to allow the proposed mini warehouse use. In addition the proposed development is under

parked. They are providing 230 spaces where 280 are required. Therefore they will be requesting a revitalization district parking waiver.

The first floor will have a semi-enclosed loading area on the southeast side. The developer is proposing to provide a pathway from Beverly Road to Chain Bridge along the Boundary between the proposed site, the Madison building and the existing animal hospital and mid-block pedestrian crossings on both Beverly and Chain Bridge Road Mr Wilbern stated that the gaining county and state approval of the crossings is doubtful. The MPC members expressed concern about the safety of the crossings especially in the absence of any signals. The viability of pedestrian use of the pathway depends on providing safe and convnent crossing of these two busy streets.

The building will be brick on 3 sides and EFS “stucco” on the forth. The fourth side will be visible from Chain Bridge. The developer is proposing to install approximately 1000 linear feet of landscaping mostly on the perimeter of the site and mostly on land that is already landscaped.

No changes to the Madison Building are being proposed except some replanting of the existing landscaping.

They do not plan to underground any of the utilities.

President Monett reported that the holiday island is “moving along”

### **Treasurer’s Report:**

\$ 5,770.73 on hand

No expenditures since last meeting.

### **Supervisor’s Report:**

Jane Edmondson reported that the McLean Professional Park Site Plan recently approve by the MPC has not yet received county approval.

### **MRC:**

Dan DuVal reported that the easements for the undergrounding are “trickling in”. Of the 14 properties affected two easement have been recorded, 3 properties have agreed and the easements are being drawn up and the rest of the properties are in active discussion. In his opinion none of the properties will present a road block. The MRC will be designating the undergrounding as the preferred project for implementation under the Palladium proffer agreement. The money on hand from various sources seems to be adequate.

Jim Peoples reported that McLean Properties has agreed to put the final bus shelter at the Shell Station site under certain conditions. The conditions present a challenge and discussions are underway with the county to get a resolution.

**New Business:**

Jim Peoples reported the he and members of the West McLean CA met with the owner of 1566 Chain Bridge Road. The owner desires to operate an IT business out of the current residence. The business will require 9 people and operate 2 service trucks. The West Mclean Citizens expressed concern over the intended intensity of use but also expressed a willingness to listen to the owner's proposal. The McFadden property was recommended as a model. Meanwhile the owner is doing substantial work without an permit. Someone has reported the apparent violation to the county, and at last word the county was going to investigate.

Ann Seaman reported that some space in the shopping center on Old Chain Bridge where the Safeway is being converted to restaurant use. This is the center that recently received a parking waiver for the EVO restaurant. Jane Edmondson will investigate the situation.

**The meeting was adjourned at 9:30 P.M.**

Respectfully Submitted,

Jim Peoples, Secretary